

## GOVERNMENT OF TELANGANA

### ABSTRACT

**Loans and Advances** – House Building Advance – Sri M.Bhanu Kiran, Section Officer, Transport Roads & Buildings Department – Advance for constructing a house at his plot bearing No.377/2, 167 Sq.Yards, Class-II in Survey No.25/p 1 to 9 of Kancha Gachibowli village, Serlingampally Mandal and Municipal Circle, GHMC, Ranga Reddy District – Sanction an amount of Rs. 12.30 Lakhs – Orders – Issued.

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TRANSPORT & ROADS & BUILDINGS (OP) DEPARTMENT

**G.O.MS.No. 5**

**Dated: 12-01-2016**

Read the following:

- 1) G.O.Rt.No.2137, Finance (HRM.IV) Dept, Dt.16.06.2015.
- 2) G.O.Rt.No.339, T,R&B(OP) Dept., Dated:31.07.2015.
- 3) G.O.Rt.No.340, TR&B (OP)Deptt., dated.31.07.2015.
- 4) G.O.Rt.No.3492 Finance(HRM.IV) Dept., dt:04.12.2015.
- 5) G.O.Rt.No.608, T, R&B (OP) Dept., Dated:31.12.2015.
- 6) Application from Sri M.Bhanu Kiran, Section Officer, Transport, Roads and Buildings Department, Dt:19.10.2015.

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### **ORDER :-**

Under article 226 and 233-A of A.P. Financial Code Volume-I, sanction is hereby accorded for HBA advance for an amount of Rs.12.30 lakhs (Rupees Twelve lakhs and Thirty Thousand only) for construction of a new house at plot bearing No.377/2, 167 Sq.Yards, Class-II in Survey No.25/p 1 to 9 of Kancha Gachibowli village, Serlingampally Mondal and Municipal Circle, GHMC, Ranga Reddy District, which shall be paid to Sri M.Bhanu Kiran, Section Officer, Transport, Roads & Buildings Department **as follows:**

- a) The 1st installment of Rs.4,30 lakhs (Rupees Four lakhs Thirty Thousands only) shall be paid immediately. He should mortgage the land along with the house to be built thereon immediately in favor of Government. (in Form-XII)
  - b) The second installment of an amount of Rs.4,00 lakhs (Rupees Four Lakhs only) shall be paid to the grantee when the walls reach lintal level.
  - c) The 3rd installment of Rs.4.00 lakhs (Rupees Four lakhs only) shall be payable to the loanee after the construction of the building has reached the roof level provided the department is satisfied that the development of the areas in which the house is built is complete in respect of amenities such as water supply, lighting, roads, drainage and sewerage.
  - d) That any amount drawn by him in excess of the expenditure incurred should be refunded to Government together with interest thereon if any, forthwith.
2. Grant of advance is also **subject to the following conditions:**
- a) Shall be carried strictly in accordance with the approved plan and specifications on the basis of which the amount of advance has been sanctioned. The plan and specifications must not be departed from without the prior concurrence of the Government. The grantee shall certify when applying for installments of advance admissible at the plinth and roof level in accordance with the plan and estimates furnished by him to the Government that the construction has been carried out that the advance has actually been used on the construction of the house. The Government may if necessary arrange to have inspection carried out to verify the correctness of the certificates.

- b) The construction of the building shall be completed within 18 months of the date on which the first installment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advanced to him (together with interest thereon) in one lump sum. The date of completion must be reported to Government without delay
- c) Immediately on completion of construction of the house the grantee shall insure the house at his own cost, for a sum not less than the amount of the advance and shall keep it so insured against damages, by fire, flood or lighting until the advance is fully repaid to the Government and deposit the policy with the Government.
- d) The house must be maintained in good condition at his own cost and the grantee shall continue to pay all municipal and local taxes regularly until the advance has been repaid in full. He shall also keep it free from all encumbrances.

3. This loan together with interest at the provisional rate of 5 ½% (simple interest) per annum shall be recovered as per the rules and orders issued from time to time. The recovery of Principal amount shall be made first and then the interest.

4. The recovery of the advance granted to the above individual shall commence from the month following the completion of the house or the nineteenth month after the date on which the first installment of the above is paid to the grantee whichever is earlier. The recovery of the advance shall be affected through the monthly pay/leave salary bills. The principal amount of the advance granted shall be recovered in 204 (Two Hundred) monthly installments; 1<sup>st</sup> installment @ Rs.12000/- remaining 203 installments @ Rs.6000/- (Rupees Six thousand only) and the interest shall be recovered in (36) Thirty Six installments thereafter. The balance of the advance and the interest, if any, outstanding at the time of retirement or death of the loanee shall be recovered from his D.C.R.G. The date of superannuation as on S.O is 31.08.2036.

5. For the misuse of the loan amount and non observance of the House Building Advance Rules, penal interest at 1½ times the normal rate shall be levied besides taking disciplinary action in the C.C.A Rules against the defaulter as laid down in G.O.Ms.No.259, Finance (CP&L) Department, dt. 30.09.1965.

6. In case, the Grantee does not repay the balance of the advance due to Government on or before the date of retirement, it shall also be open to Government to enforce the security of the Mortgage at any time and recover the balance of the advance due, together with interest by sale of the house or in such other manner as may be permissible under Law. For any reasons other than the normal retirement on superannuation or if he dies before the repayment of the Advance which shall become payable to Government forthwith. The property mortgaged to Government shall be reconvened to the grantee (or his successors in interest as the case may be) after the advance together with the interest thereon has been repaid to the Government in full.

7. The Dy. Pay & Accounts Officer, Secretariat Branch, Hyderabad is informed that the spouse of the individual is a Government servant. The individual has furnished Non Drawl Certificate in respect of spouse.

8. The expenditure shall be debited to "7610-Loans to Government Servants, M.H.201 House Building Advance- S.H.(05) Loans to Other Officers. 001 Loans to other Officers".

9. The above officer referred to in para (1) shall submit Surety and Agreement Bonds as required under the rules.

10. The Transport, Roads and Buildings (OP) Department are requested to draw and disburse the amount of Rs.4,3000/- (Four Lakhs and Thirty Thousands only) as a part of 1<sup>st</sup> installment to the individual.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

SUNIL SHARMA  
PRINCIPAL SECRETARY TO GOVERNMENT

To

Sri M.Bhanu Kiran, A.S.O, Transport, Roads & Buildings Department.

The Dy Pay & Accounts Officer, Secretariat Br. Hyderabad.

The Transport, Roads & Buildings(OP) Department.

The Finance (HRM.IV) Department.

The Account General T.S & A.P. Hyderabad.

Sf/spare.

//FORWARDED BY ORDER//

SECTION OFFICER